

APPENDIX B – ZONING
5000 – SUPPLEMENTAL USE REGULATIONS

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5200. - ZERO LOT LINE REGULATIONS

[Sec.] 5210. - Purpose.

The purpose of the zero lot line regulations is to provide for single-family attached or detached residential structures with one zero side setback area. The intent is to allow a single-family structure to be placed on a side lot line in order to provide a more usable side yard on the other side. Sections 5200 through 5270 shall be known as the zero lot line regulations.

[Sec.] 5215. - Lot area.

The minimum lot area shall be 4,000 square feet.

[Sec.] 5220. - Lot width.

The minimum lot width shall be 40 feet.

[Sec.] 5225. - Building coverage.

The maximum building coverage shall be 60 percent of the lot area.

(Ord. No. 103-86, § 1, 12-16-1986)

[Sec.] 5230. - Height.

The maximum height of a structure shall be 35 feet.

[Sec.] 5235. - Common open space.

When the average lot area is less than 5,000 square feet, at least 15 percent of the net site area shall be provided for common open space. The area for such space shall be measured in accordance with the provisions of section 4452.

[Sec.] 5240. - Side setback.

Structures shall be constructed on the side lot line on one side of the lot and a side setback shall be provided on the other side of the said lot subject to the following conditions:

- A. The minimum width of the side setback shall be ten feet. The same side setback requirements shall be observed by accessory buildings.
- B. A zero setback shall not be permitted when such lot abuts a non-zero lot line development, in which case, a minimum side setback of five feet shall be required.
- C. An exterior side setback of at least 15 feet shall be required for corner lots.
- D. No openings for access, light or air shall be permitted in the wall on the zero setback side.
- E. The side setback shall be shown by building limit lines on the subdivision plat. Easements for maintenance, drainage and roof overhangs shall be established by notation on the plat.

(Ord. No. 81-90, § 5, 12-6-1990)

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[Sec.] 5245. - Front setback.

The minimum front setback requirements shall be 25 feet, except for rear access subdivision where reduced setback as per section 4240 shall apply.

(Ord. No. 81-90, § 2, 12-6-1990)

[Sec.] 5250. - Rear setback.

[The minimum rear setback for] single-family and duplex dwellings [shall be] five feet minimum from common lot line or one foot minimum from an alley. (See section 6500 for accessory structure setbacks and section 6210 for setback requirements for rear vehicular access.)

(Ord. No. 28-86, § 3, 4-1-1986; Ord. No. 27-90, § 4, 5-1-1990; Ord. No. 81-90, § 3, 12-6-1990)

[Sec.] 5255. - Parking requirements.

The minimum off-street parking requirements for the site shall be determined at the rate of two off-street parking spaces for each dwelling unit, of which at least one space per dwelling unit must be provided on each lot. The remaining parking spaces must be provided in off-street parking lots. The areas required for such lots shall be in addition to the common open space requirements.

[Sec.] 5260. - Reserved.

Editor's note— Section 5 of Ord. No. 81-90, adopted Dec. 6, 1990, deleted § 5260, which pertained to the site plan.

[Sec.] 5265. - Reserved.

Editor's note— Section 5 of Ord. No. 81-90, adopted Dec. 6, 1990, deleted § 5265, which pertained to covenants.